

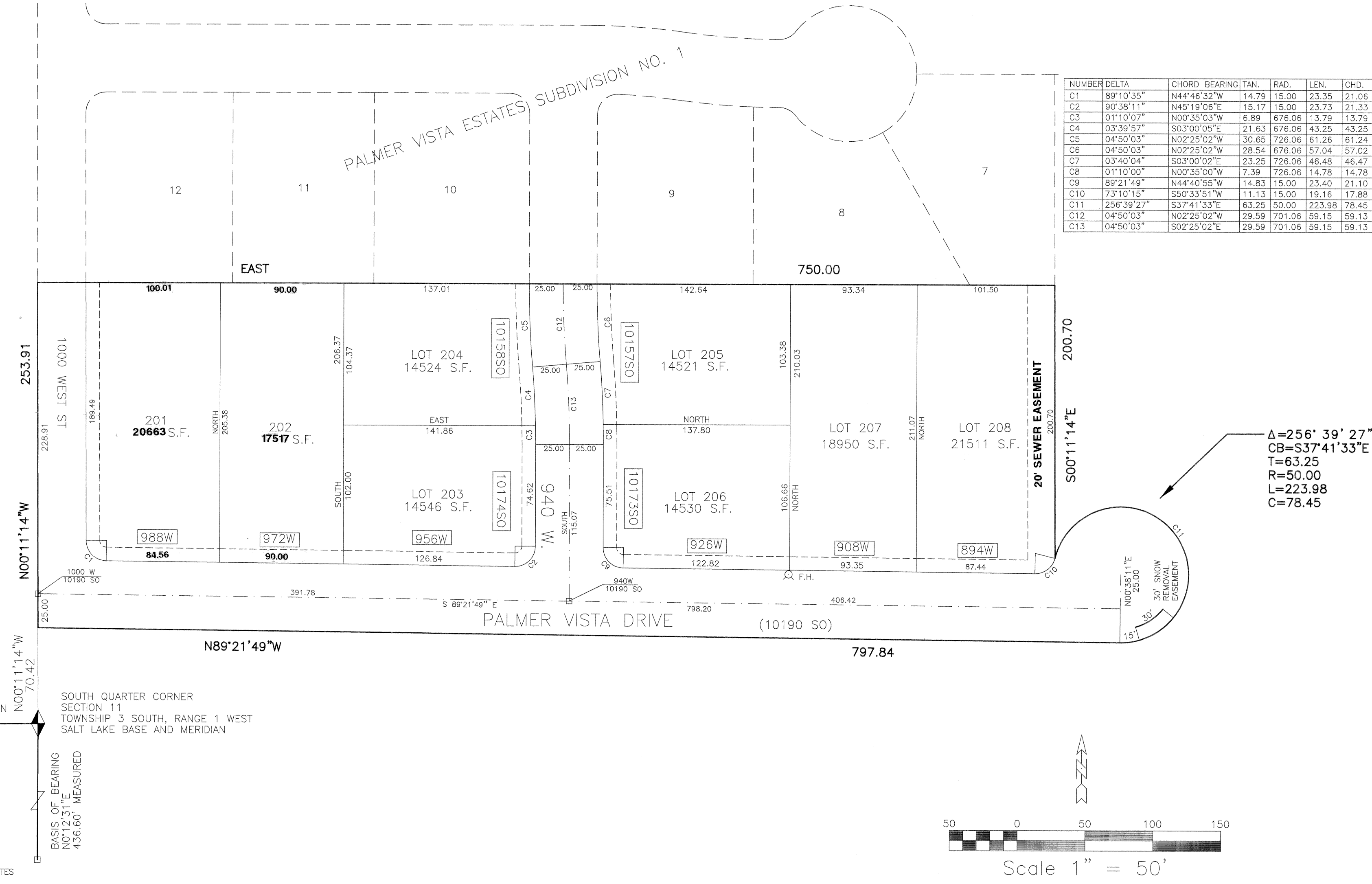
PALMER VISTA ESTATES SUBDIVISION NO. 2

SOUTH JORDAN CITY, UTAH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

EASEMENT APPROVAL	
QUEST COMMUNICATIONS <i>Mark B. Arlwin</i>	DATE 1-16-03
QUESTAR GAS CO. <i>Brian Zinner</i>	DATE 1-16-03
AT&T CABLE CO. <i>[Signature]</i>	DATE 1-16-03

Q FIRE HYDRANTS
5/8"x24" REBAR W/PLASTIC CAP SET ON OUTSIDE BOUNDARY CORNERS
1/2"x24" REBAR W/PLASTIC CAP OR LEAD PLUG IN CURB TO BE SET ON ALL INTERIOR PROPERTY LINES
(R) RADIAL LINES



SURVEYOR'S CERTIFICATE
I, RALPH E. GOFF, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 144147 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS
PALMER VISTA ESTATES SUBDIVISION NO 2
AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

LEGAL DESCRIPTION
BEGINNING AT A POINT WHICH IS N0°11'14"W, 70.42 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°11'14"W, 253.91 FEET; THENCE EAST, 750.00 FEET; THENCE S00°11'14"E, 200.70 FEET; THENCE 223.98 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S37°41'33"E, 78.45 FEET); THENCE N89°21'49"W, 797.84 FEET TO THE POINT OF BEGINNING.
CONTAINS: 4.6336 ACRES - 8 LOTS

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HERAFTER KNOWN AS THE
PALMER VISTA ESTATES SUBDIVISION NO 2
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE
IN WITNESS WHEREOF _____ I _____ HAVE HEREUNTO SET _____ MY
HAND THIS 16th DAY OF January A.D. 2003
RON THORNE CONSTRUCTION, INC.
A UTAH CORPORATION
BY: Ronald H. Thorne
RONALD H. THORNE, PRESIDENT

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

CORPORATE ACKNOWLEDGEMENT
ON THE 16th DAY OF January A.D. 2003 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Ronald H. Thorne OF Ron Thorne Construction, Inc. A CORPORATION IN THE STATE OF UTAH, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: 6-17-2004
Karin Oakley
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

SOUTH VALLEY SEWER DISTRICT APPROVED THIS <u>1</u> DAY OF <u>April</u> A.D. 20 <u>03</u> <i>[Signature]</i> DIRECTOR, SOUTH VALLEY SEWER DISTRICT PLANNING COMMISSION	PLAT PREPARED BY RALPH GOFF AND ASSOCIATES 118 EAST VINE STREET MURRAY, UT 84107 282-8733	OWNER - DEVELOPER RON THORNE CONSTRUCTION INC. 12353 MARGARET ROSE DRIVE RIVERTON, UTAH, 84065
APPROVED THIS <u>28th</u> DAY OF <u>April</u> A.D. 20 <u>03</u> <i>[Signature]</i> DIRECTOR, SOUTH JORDAN CITY PLANNING COMM.	BOARD OF HEALTH APPROVED THIS <u>15</u> DAY OF <u>JAN.</u> A.D. 20 <u>03</u> <i>Mary Pat Burkman</i> DIRECTOR, S. L. CO. BOARD OF HEALTH	CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE <u>1/22/03</u> <i>Julie W. Lawson</i> DATE CITY ENGINEER
		CITY ATTORNEY APPROVED AS TO FORM THIS <u>24th</u> DAY OF <u>February</u> A.D. 20 <u>03</u> <i>[Signature]</i> SOUTH JORDAN CITY ATTORNEY

NOTES:
(1) THE STREETS HEREON ARE DEDICATED FOR PUBLIC USE.
(2) MANY AREAS IN SOUTH JORDAN HAVE GROUND WATER PROBLEMS DUE TO SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY. SOLUTION OF THESE PROBLEMS, IF ANY, IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND THE PROPERTY OWNER.
(3) SNOW EASEMENT TO BE KEPT CLEAR OF FIRE HYDRANTS DRIVEWAYS, MAILBOXES, TRANSFORMERS AND ALL ABOVE GROUND UTILITY BOXES

CITY APPROVAL
APPROVED TO SOUTH JORDAN CITY
THIS 16th DAY OF April
A.D. 2003 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
ATTEND: SOUTH JORDAN CITY CLERK SOUTH JORDAN CITY MANOR

RECORDED # 8616188
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF SOUTH JORDAN
DATE 4-17-03 TIME 2:53 PM BOOK 2003P PAGE 98
3800
FEE
DEPUTY Ronald H. Thorne
SALT LAKE COUNTY RECORDER
2003P-98

